Karen Johnson Davidson County
Batch# 608421 DEEDQC
04/06/2021 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210406-0045400

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Alyssa Montgomery Jayson Montgomery 1408 B Monetta Ave. Nashville, TN 37216	SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216	072-11-3A-002.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **William Michael Marlin, Married,** by these presents does hereby quitclaim and convey unto **Alyssa Montgomery and Jayson Montgomery, Wife and Husband,** its heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit B of 1408 Monetta Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1408 Monetta Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151228-0129943, Register\rquote s Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1408 Monetta Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151228-0129943, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jayson Christopher Montgomery and Alyssa Montgomery, husband and wife and William Michael Marlin, married, as tenants in common with right of survivorship by Warranty deed from Paul Koshmider, married and Jamie Lynn Koshmider, married, as tenants in common with right of survivorship of record in Instrument No. 20181016-0102299 Register's Office for Davidson County, Tennessee, dated October 12, 2018 and recorded on October 16, 2018.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

Being also known as 1408 B Monetta Ave., Nashville, TN 37216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 22nd day of March, 2021.

Affiant

Notary Public

My commission expires: (Affix Seal)

CARMEN COATS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-08-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 22nd day of March, 2021.

William Michael Marlin

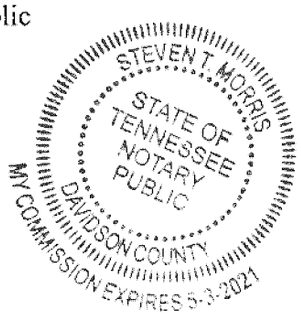
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Michael Marlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal the 22nd day of March, 2021.

Notary Public

My Commission Expires: 5.3.21



True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

